

TO: Minnesota Environmental Quality Board

FROM : Hilary Dvorak, Senior City Planner
City of Minneapolis

DATE: June 13, 2013

SUBJECT: Final AUAR Order – East Village development

The public was invited to comment on the proposed development boundary and scenarios to be evaluated in the AUAR prior to issuance of this Final AUAR order. The draft order comment period began on **May 13, 2013** and ran through **June 12, 2013**.

One comment letter was received from Hennepin County. The County is requesting that traffic be studied beyond the boundaries of the AUAR and include cumulative impacts from both the proposed development and the Minnesota Multi-Purpose Stadium as far as Washington Avenue South, 3rd Avenue South, South 8th Street and I-35W. The County is also requesting that further clarity be provided in terms of the proposed plaza/park and what scenarios are being considered for road closures (partial/permanent/temporary). The traffic analysis will study both of these.

As the Responsible Governmental Unit (RGU), the City of Minneapolis is ordering an Alternative Urban Areawide Review (AUAR) process for the East Village development.

The AUAR review area includes a five-block area in downtown Minneapolis, with three blocks bounded by South 3rd Street, 5th Avenue South, South 4th Street, and Chicago Avenue South. The additional two blocks are bounded by South 4th Street, 5th Avenue South, South 5th Street, and Park Avenue South.

Two development scenarios are proposed for study in the AUAR, both of which are consistent with the Minneapolis Comprehensive Plan. Allowed uses within these five blocks include office, retail, hotel, residential, and park.

Minimum Development Scenario: up to 1,400,000 square feet of office; 410 residential units (or 350 residential units and a 150 room/110,000 square foot hotel); 80,000 square feet of retail; and 1,925 parking spaces; all concentrated on the three blocks along South 3rd Street. The two blocks along South 5th Street are proposed for park use.

Maximum Development Scenario: up to 2,580,000 square feet of office; 335 residential units (or 275 residential units and 150 room/110,000 square foot hotel); 105,000 square feet of retail; and 2,725 parking spaces; all concentrated on the three blocks along South 3rd Street and extending along 5th Avenue South for approximately 1/3 of the block ending at South 5th Street. The majority of the two blocks along South 5th Street is proposed for park use.

The park area under both scenarios is consistent with the plaza/park plan proposed by the Minnesota Sports Facilities Authority and being evaluated under the Multi-Purpose Stadium EIS.

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